

Springwater Ranch

174.1 ACRES IN RANKIN COUNTY, MS



\$999,000

- 174.1± Acre Paradise
- 62± Acre Private Stocked Lake
- 2,000± SF Home
- Huge Deck Overlooking Lake
- 4,000± SF Mobile Home
- Lakeside Pavilion with Restrooms
- Multiple Boat Ramps
- Hardwood & Pine Timber
- Awesome Hunting (Deer, Turkey, & Fishing)
- Dead End Road (Easily Gated)
- Gravel Drive
- Multiple Trails
- Several Piers Located Around Lake
- Stunning Views
- Conveniently Located from the Metro Area
- Additional Land Available

Directions: Take I-20 to exit 54 for MS-18 E toward Puckett/Raleigh, turn right on MS-18 E (signs for Greenfield Rd), travel for 2.3 miles and turn right onto Fletcher Road, travel for 1.4 miles and turn right onto Springwater Ranch Road, turn left onto Lake Springwater Drive, the property will be in approximately 0.8 miles [Google Map Link](#)



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call us today!



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Welcome to Springwater Ranch in Rankin County, Mississippi. This 174.1± surveyed acre recreational destination has been in the same family for 80+ years. Springwater Ranch is still home to the original owners/developers as their home sits along a peninsula on the western shore overlooking the lake. Additionally, Springwater Ranch has been a membership fishing club for many years hosting Boy Scout and family outings. As you arrive at the ranch, you will quickly notice the seclusion of the “one way” gravel drive, and a break off of the road leads you to the main home made up of 2,000± square feet including 2 bedrooms, 2 bathrooms, great room, kitchen, and sunroom. A huge wooden deck overlooks nearly the entire lake, offering absolutely stunning views. The 2-car garage/workshop is detached from the home and just 30 yards away. On this peninsula you will also find 3 piers, a concrete boat ramp, and wooden walkway over one of the lake coves. Upon leaving this area you can either take a woods road around the backside of the lake through the timber, or take the remainder of the gravel drive to the mobile home or pavilion. The 4,000± square foot, spacious mobile has been used as a guest home over the years and overlooks the lake as well. Historically the pavilion has been a place to gather on the lakeside for family reunions, boy scout trips, and fishing tournament weigh ins. It comes equipped with a nice covered area and restrooms. This area also enjoy a few camper hookups for just in case your friends or family own a camper. Now for the lake, this is a very special place. If you have been searching for land or lakes for a long time, you may have noticed not many private 50+ acre lakes come available very often. The lake consists of approximately 62± acres and has been stocked with bass and bream for over 30 years. As you will see in the pictures, the lake has produced some giants with the largest known bass weighing 15 pounds! The bream fishing is great as well. The lake has many timbered peninsulas, most with piers, that would make great additional cabin/home sites. Once you travel across the dam and around the backside of the lake you will notice the standing timber, including mature hardwood (lots of acorn for the deer below the dam) and mixed age pine. The wildlife on Springwater Ranch is abundant with deer, with turkey hunting at the top of the list. Just take a look at the pictures. I have personally been fishing at this lake in the spring and listened to turkeys hammer behind the lake. Just imagine waking up to this everyday. The drive to the metro area is a breeze being less than 30 minutes east on Highway 18. Springwater Ranch has utilities on site awaiting your new home or cabin if you prefer to build, and the ranch is located in the Puckett School District if you have little ones. If you are in them market for an estate style setting, a huge lake, or a secluded family getaway not far from the Jackson Metro area, you need to come visit Springwater Ranch! Give Tom Smith or Michael Oswalt a call today for your private tour!



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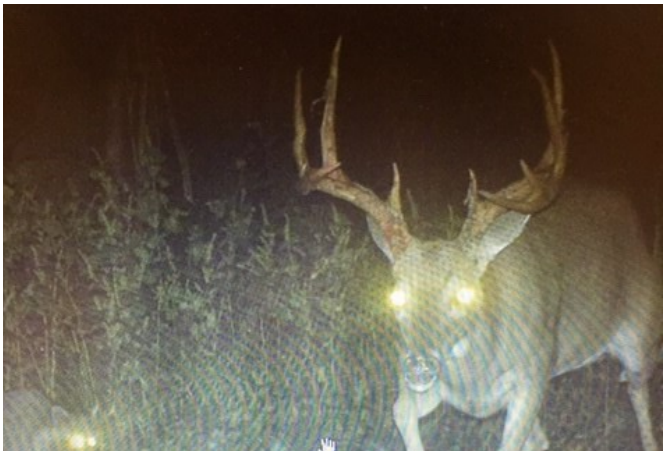


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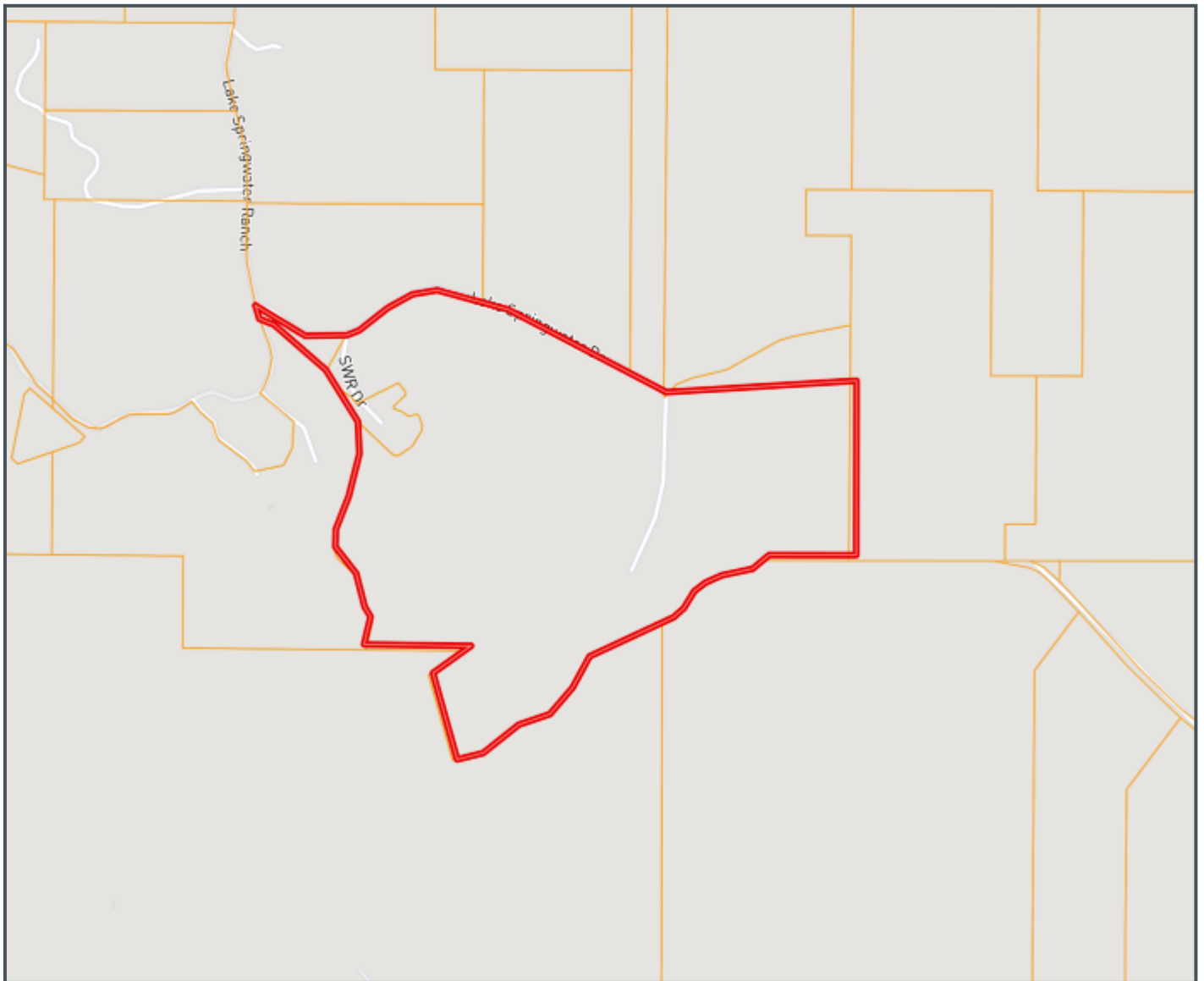
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OWNERSHIP MAP



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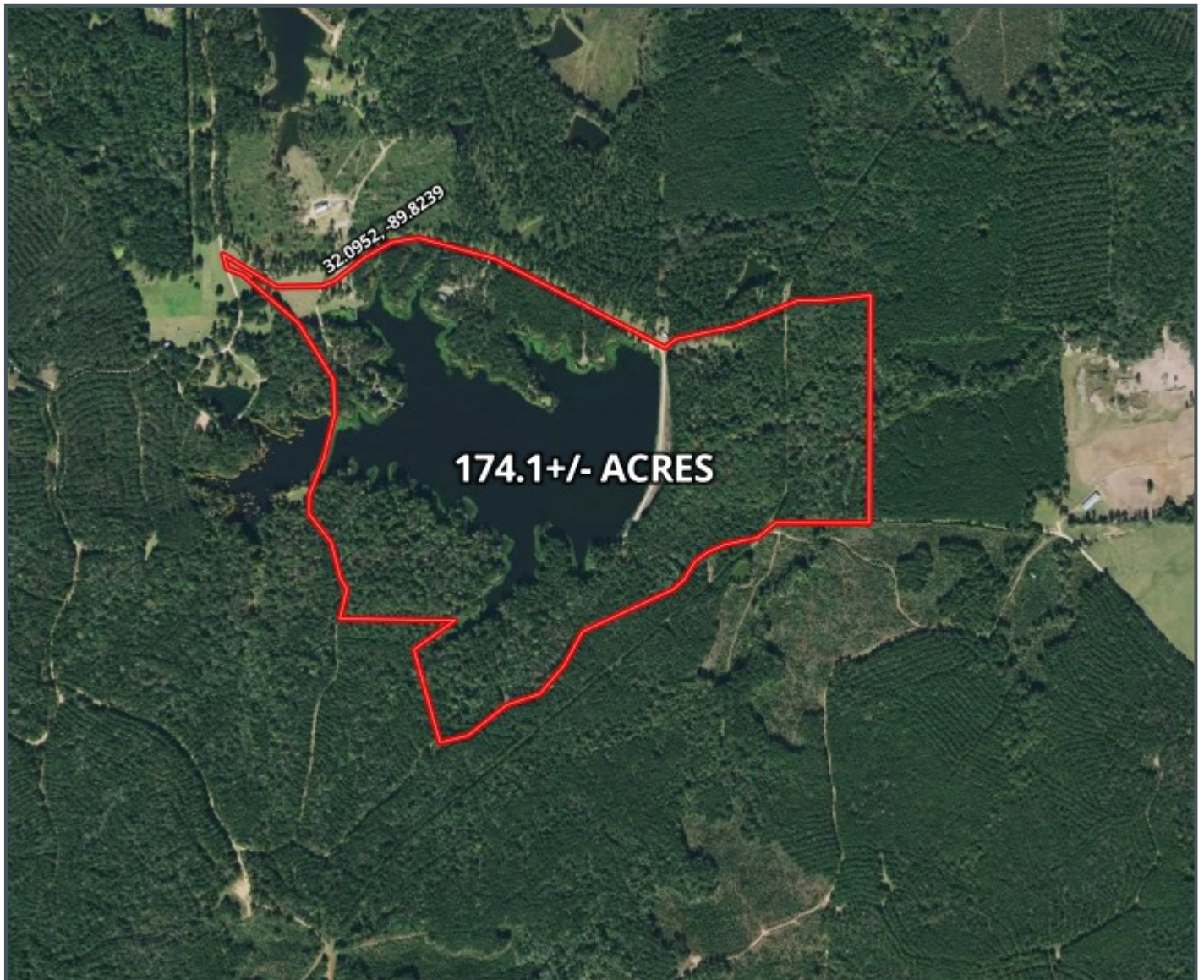
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AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP



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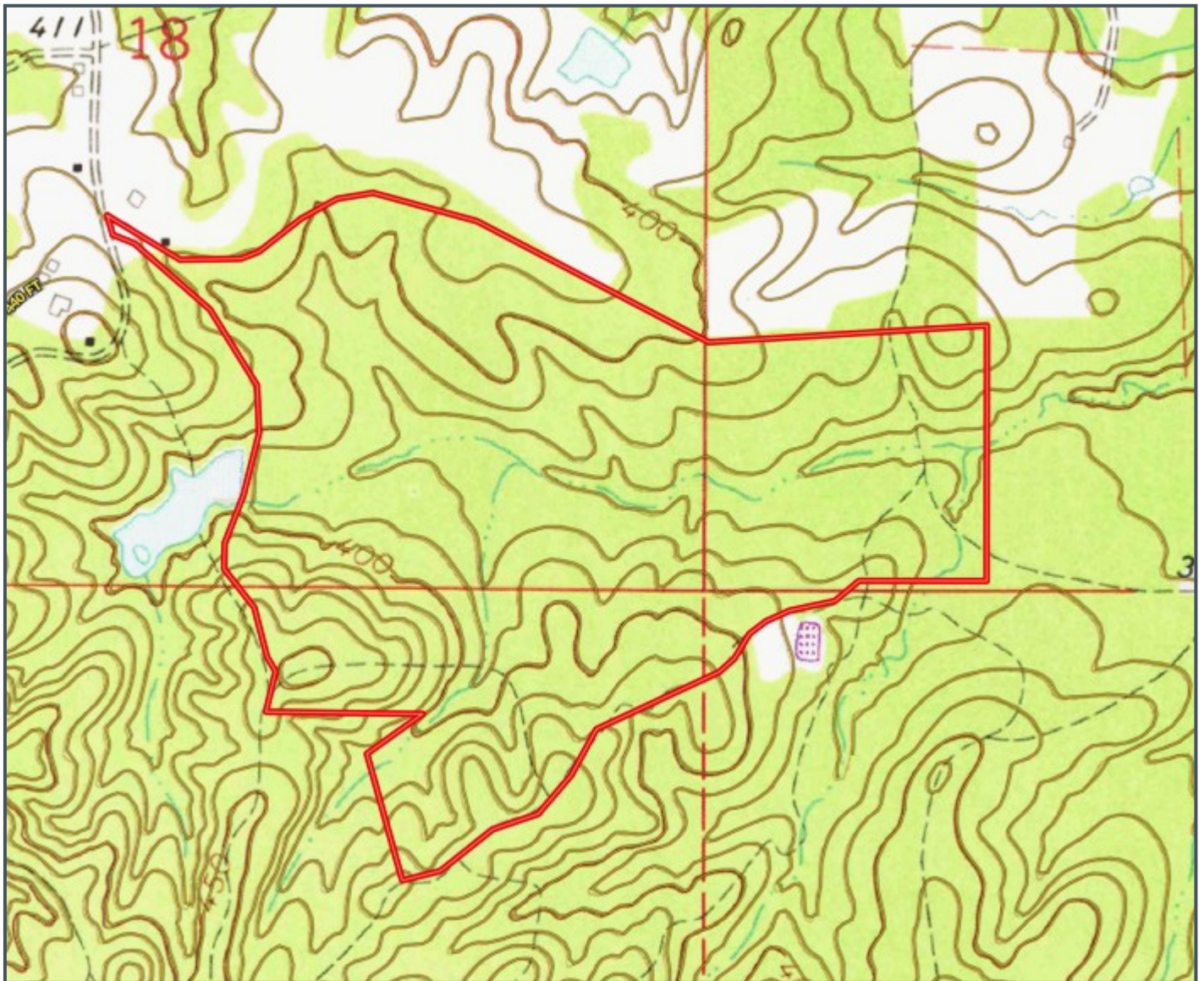
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TOPO MAP



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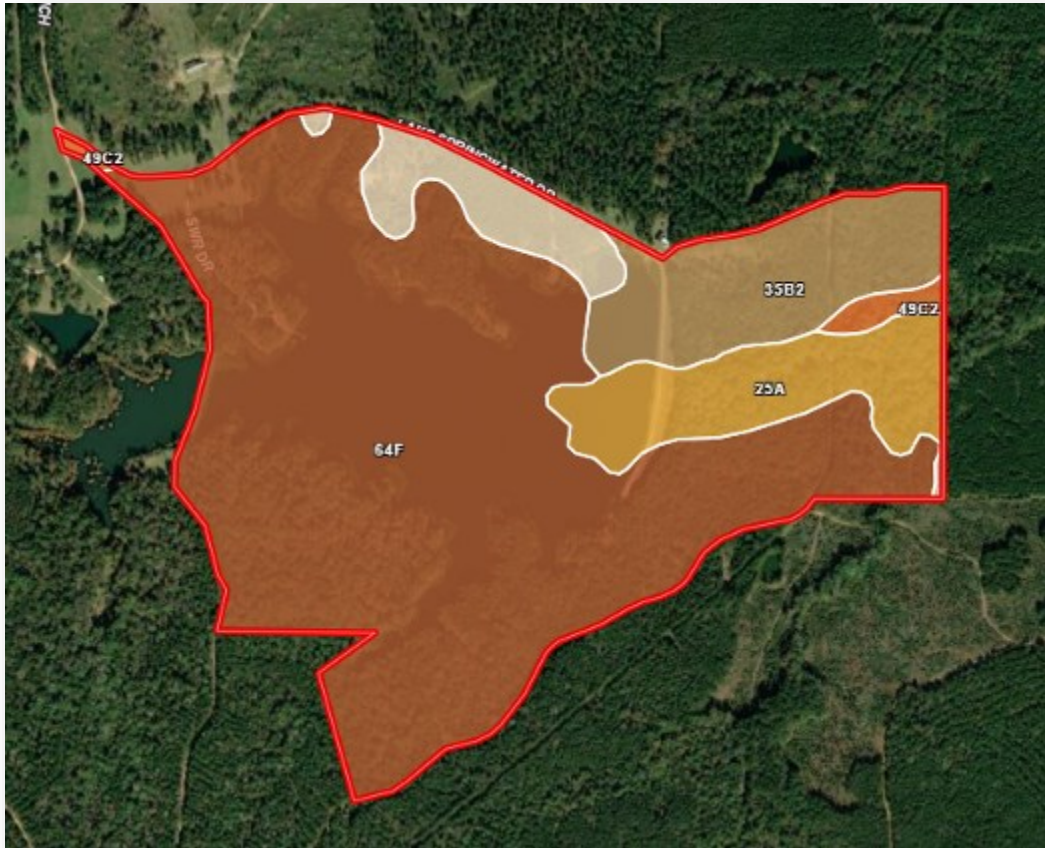


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
35B2	Tippah silt loam, 2 to 5 percent slopes, eroded	21.7	11.89	2e
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	2.3	1.26	3e
49B2	Savannah loam, 2 to 5 percent slopes, eroded	10.0	5.49	2e
25A	Quitman loam, 0 to 2 percent slopes	18.4	10.1	2w
64F	Smithdale-Providence association, 8 to 35 percent slopes	129.9	71.26	7e



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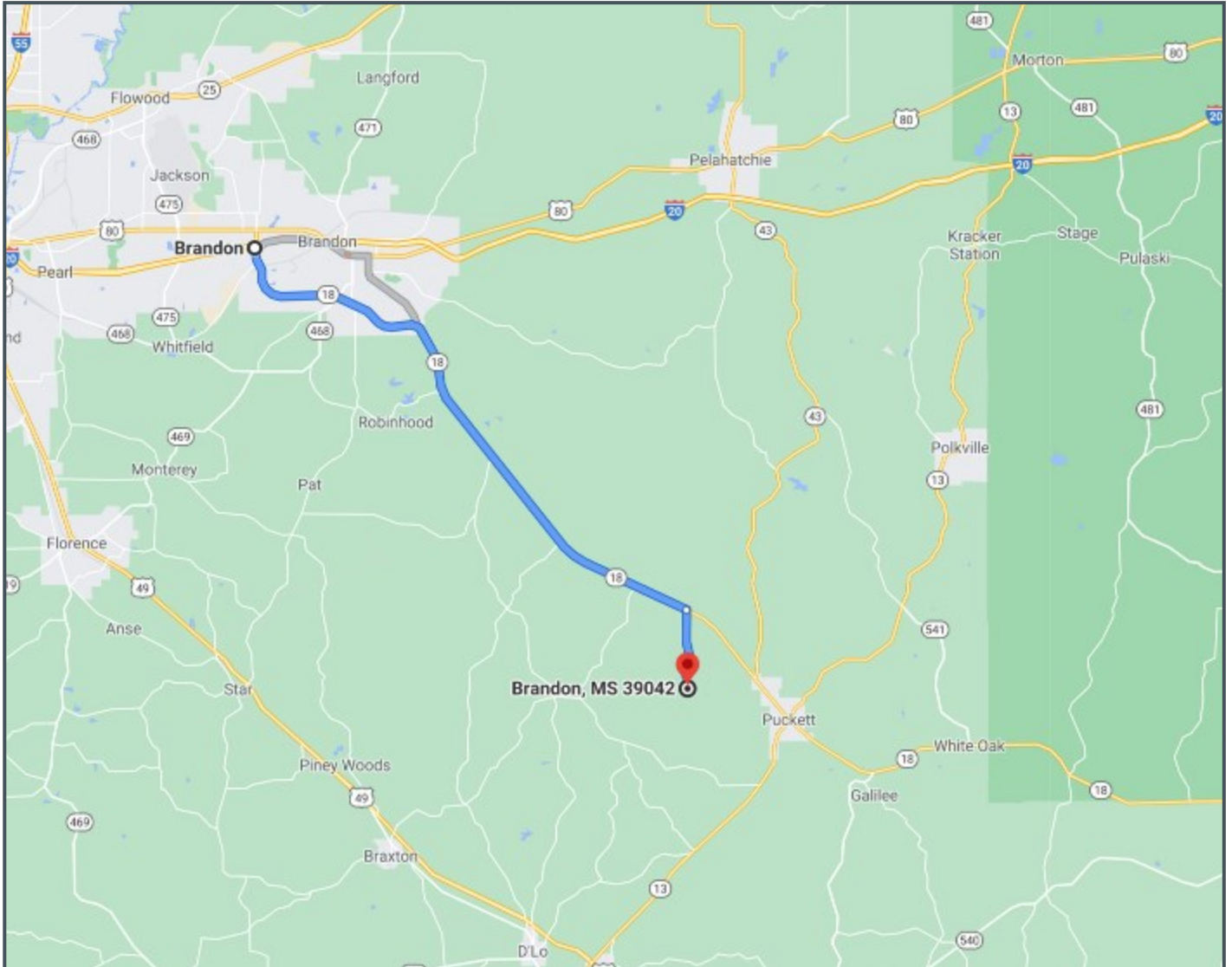
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DIRECTIONAL MAP



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